

# **NOTICE OF SHERIFF'S SALE**

## **CITY OF NASHUA**

**V.**

**Ultima Nashua Industrial Corp.**

**and**

**Nimco Real Estate Associates, LLC**

**and**

**Anoosh Irvan Kiamanesh**

Take notice that the right, title and interest in the real estate located at 1 Pine Street Extension, Nashua, New Hampshire 03060, County of Hillsborough and State of New Hampshire will be sold according to the following Notice of Sheriff's Sale hereto annexed, upon Writ of Execution No. 226-2019-CV-00889 issued by Hillsborough County Superior Court – Southern District against Ultima Nashua Industrial Corp., Nimco Real Estate Associates, LLC and Anoosh Irvan Kiamanesh.

Taken on Execution No. 226-2019-CV-00889 issued by the Hillsborough County Superior Court – Southern District in favor of City of Nashua to be sold at public auction agreeable to Statute on February 9, 2021 at 10:00 o'clock in the forenoon at the premises at 1 Pine Street Extension, Nashua, New Hampshire 03060, County of Hillsborough and State of New Hampshire, all the right and title, right in equity and right to redeem said right in equity and all the right and title which the within named Ultima Nashua Industrial Corp., Nimco Real Estate Associates, LLC and Anoosh Kiamanesh had on November 19, 2020, the day upon which the levy was begun and duly recorded pursuant to Chapter RSA 529, the following described property:

Beginning at a point in the division line between land NIMCO Real Estate Associates, LLC and land now or formerly of the Nashua Millyard Association, Inc. said point also being on a course that passes through a point twenty-two and seventy-seven hundredths (22.77) feet Southwesterly of and directly opposite Pine Street Extension Construction Base Line Station 234+50.41 and a point twenty-three (23.00) feet Northerly of and directly opposite Spine Road Construction Base Line Station 1179+07.28, thence Westerly with said course to the last named point, thence Southwesterly and parallel with said construction base line to a point directly opposite Station 1180+54.22, thence Southerly to a point seventeen (17.00) feet Northerly of and directly opposite Station 1180+54.22, thence Southwesterly to a point in the division line between land of NIMCO Real Estate Associates, LLC and land now or formerly of W.H. Bagshall Co., Inc. on the arc of a circle having a radius of one hundred twenty (120.00) feet passing through a point fifty (50.00) feet Northerly of and directly opposite Broad Street Parkway Construction Base Line Station 867+21.93, thence Westerly with said division line to a point fifty (50.00) feet Southeasterly of the Broad Street Parkway construction base line, thence Northeasterly and parallel with said construction base line to a point Southerly of Station

865+06.87, thence Easterly to a point one hundred nine and ninety-two hundredths (109.92) feet Easterly of and directly opposite Station 864+61.96, Southeasterly to a point in the division line between land of NIMCO Real Estate Associates, LLC and land now or formerly of the Nashua Millyard Association, Inc. on a course that passes through a point twenty-two and seventy-seven hundredths (22.77) feet Northwesterly of and directly opposite Pine Street Extension Construction Base Line Station 234+50.41, thence Southwesterly with said division line to the point of beginning. Said premises containing three tenths (0.3) of an acre. **THIS IS LAND ONLY. The building situated on the described land is owned by the City of Nashua and is not being sold.**

Meaning and intending to describe a portion of that property described in a document recorded July 1, 2003 at the Hillsborough County Registry of Deeds in Book 6978, Page 2228.

### NOTICE

**IF YOU OR YOUR SPOUSE OWNS AND RESIDES IN THIS PROPERTY, YOU AND/OR YOUR SPOUSE MAY BE ENTITLED TO A HOMESTEAD EXEMPTION PURSUANT TO RSA 480:1. THIS EXEMPTS \$120,000 FOR A SINGLE PERSON AND \$240,000 FOR A MARRIED COUPLE. IN ORDER TO CLAIM THIS EXEMPTION, YOU MUST NOTIFY THE SHERIFF OF THE COUNTY IN WHICH THE REAL ESTATE IS SITUATED AND THE JUDGEMENT CREDITOR OF THE AMOUNT OF YOUR HOMESTEAD EXEMPTION BEFORE PAYING THE JUDGEMENT CREDITOR FROM THE PROCEEDS OF THE SALE. IF, HOWEVER, THE JUDGEMENT CREDITOR FILES A MOTION IN COURT CHALLENGING YOUR ENTITLEMENT TO OR THE AMOUNT OF THE HOMESTEAD EXEMPTION, THE SHERIFF SHALL NOT DISTRIBUTE THE PROCEEDS FROM THE SALE UNTIL FURTHER ORDER OF THE COURT. IF YOU DO NOT NOTIFY THE SHERIFF AND THE CREDITOR OF YOUR EXEMPTION UNTIL AFTER THE SALE, THE CREDITOR NEED NOT PAY YOU THE AMOUNT OF YOUR HOMESTEAD EXEMPTION UNTIL THE EXPIRATION OF THE ONE-YEAR PERIOD DURING WHICH YOU CAN REDEEM THE PROPERTY PURSUANT TO RSA: 529:26.**

**IF THE SHERIFF RECEIVED YOUR NOTICE OF HOMESTEAD EXEMPTION PRIOR TO THE SALE, THE SHERIFF MAY NOT SELL THE PROPERTY FOR LESS THAN THE AMOUNT OF THE CLAIMED HOMESTEAD EXEMPTION WITHOUT FURTHER ORDER OF THE COURT.**

Sale subject to all outstanding mortgages, tax liens and all other liens having priority and duly recorded. Sale subject to any homestead right that the defendants may have.

TERMS OF SALE: Ten percent (10%) cash deposit at time of sale. Balance within fourteen (14) days.

Dated: December 29, 2020

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Norma Traffie, Deputy Sheriff

Hillsborough County Sheriff's Office